

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/33 DEANE STREET FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/11 CLARENDON STREET FRANKSTON VIC 3199	\$460,000	03-Feb-26
2/27 DEANE STREET FRANKSTON VIC 3199	\$600,000	27-Jan-26
2/25 FAIRWAY STREET FRANKSTON VIC 3199	\$480,000	15-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 April 2026



**4/11 CLARENDON STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$460,000** Sold Date **03-Feb-26**

Distance **0.6km**



**2/27 DEANE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$600,000** Sold Date **27-Jan-26**

Distance **0.09km**



**2/25 FAIRWAY STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$480,000** Sold Date **15-Nov-25**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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